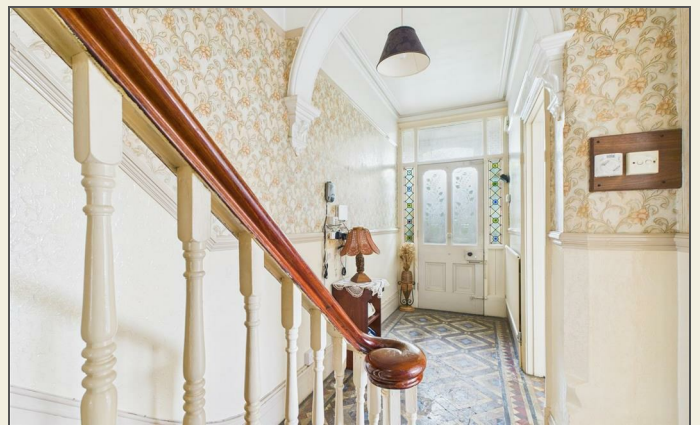




4 Bed House - Semi-Detached

258 Nottingham Road, Borrowash, Derby DE72 3FR

Offers Around £499,950 Freehold



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& Company**

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- Highly Appealing Period Style Family Home
- Requires Modernisation – Great Potential
- Lounge & Dining Room
- Breakfast Room & Kitchen
- Four Bedrooms & Family Bathroom
- Large South Facing Garden (0.4 Acre Plot approx.)
- Long Tarmac Driveway
- Large Garage/Workshop
- No Chain Involved
- Character Features – Rare Opportunity

RARE OPPORTUNITY – A period style family home presents a rare opportunity for discerning buyers.

The home does require modernisation and holds great potential for those looking to put their personal touch on a classic property. The large garden plot, approximately 0.4 acres, provides a delightful outdoor space for children to play or for gardening enthusiasts to cultivate their green thumb.

A generous driveway and a large garage/workshop is ideal for hobbies or additional storage. Character features throughout the home add to its charm, making it a truly appealing choice for those who appreciate period properties.

Importantly, there is no chain involved, allowing for a smoother transition into your new home.

The Location

The property is located in the heart of Borrowash village, just a short walk away from a good range of local amenities including the Ashbrook Infant and Junior School, supermarket, post office, shopping outlets, village inns, restaurants and garden centre. Within easy reach too are the neighbouring villages and amenities of Ockbrook, Risley, Draycott, Breaston and Thulston. There are numerous countryside walks in the surrounding area and Elvaston Castle and Country Park is only a stroll away.

Borrowash is conveniently located close to the A52 providing easy access to both Derby, Nottingham, the M1 and main motorway network, with good links to East Midlands International Airport and East Midlands Parkway Railway Station.

Accommodation

Ground Floor

Vestibule

4'10" x 4'0" (1.49 x 1.24)

With panelled entrance door with window over, original Minton tile flooring, coving to ceiling and internal half glazed door with side matching stained glass windows with leaded finish opening into hallway.

Hallway

23'2" x 6'0" (7.07 x 1.84)

With matching Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, two radiators, attractive staircase with balustrade leading to first floor and period open archway.



Coat Store

4'1" x 2'6" (1.27 x 0.78)

With coat hangers and shelving.

Cloakroom

5'3" x 3'2" (1.61 x 0.99)

With low level WC, corner wash basin, radiator, window, high ceiling, mirror and internal door with internal window over.

Lounge

13'10" x 13'10" (4.23 x 4.22)

With deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, plate rack, two radiators, bay window incorporating three sash style windows with aspect to front, chimney breast and internal panelled door.



Dining Room

15'9" x 13'3" (4.81 x 4.05)

With brick fireplace with raised quarry tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, two radiators, two sash style windows with secondary double glazing, additional large window with aspect to rear and internal panelled door.



Breakfast Room

11'11" x 11'10" (3.64 x 3.61)

With radiator, deep skirting boards and architraves, high ceiling, wall cupboard, quarter panelling to walls, sash period style window with internal secondary double glazing and internal door.

Please note there is potential to knock the breakfast room into the kitchen if desired.



Kitchen

11'5" x 7'9" (3.50 x 2.38)

With single stainless steel sink unit with hot and cold taps, wall and base cupboards, electric cooker point, plumbing for automatic washing machine, high ceiling, sash period style window and half glazed internal door giving access to lean to.



Lean To

12'7" x 6'0" (3.85 x 1.85)

With single glazed windows and shelving.

Two Chamber Cellar

Chamber One

13'7" x 4'11" (4.16 x 1.51)

With light.

Chamber Two

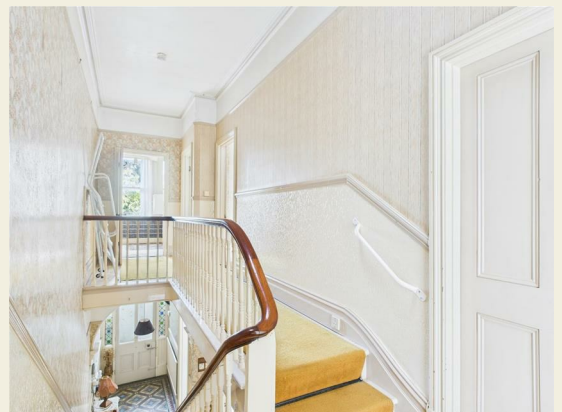
13'11" x 13'7" (4.25 x 4.16)

With light and boiler (does not work)

First Floor Passageway Landing

16'0" x 14'11" x 6'0" x 2'10" (4.90 x 4.55 x 1.84 x 0.88)

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, dado rail, attractive balustrade and stained glass skylight window.



Bedroom One

15'8" x 13'3" (4.80 x 4.06)

With deep skirting boards and architraves, high ceiling, picture rail, sash window with secondary double glazing with aspect to front, sash window with secondary double glazing with aspect to rear and internal panelled door.



Bedroom Two

13'10" x 13'9" (4.24 x 4.20)

With deep skirting boards and architraves, high ceiling, coving to ceiling, chimney breast, sash window with aspect front and internal panelled door.



Bedroom Three

10'2" x 8'7" (3.11 x 2.62)

With charming character period style decorative fireplace, built-in storage cupboard, deep skirting boards and architraves, high ceiling, sash period style window and internal panelled door.



Bedroom Four

9'6" x 4'11" (2.92 x 1.50)

With deep skirting boards and architraves, high ceiling, shelving, sash window with aspect to front and internal panelled door.



Family Bathroom

11'9" x 6'0" (3.60 x 1.83)

With bath, pedestal wash handbasin, deep skirting boards and architraves, high ceiling, radiator, storage cupboard, built-in cupboard housing the hot water cylinder, sash period style window with secondary double glazing and internal panelled door.



Separate WC

5'5" x 3'2" (1.66 x 0.97)

With low level WC, sash period style window, deep skirting boards and architraves, high ceiling and internal panelled door.

Front Garden

The property is set well back behind a deep fore-garden with high hedge providing a screen for privacy complemented by well-stocked borders and also providing further car standing spaces if desired.



Rear Garden

Being of a major asset to the sale of this particular property is its large south facing rear garden mainly laid to lawn with large polytunnel and hedgerows.



Driveway

A long tarmac driveway provides car standing spaces for several cars.

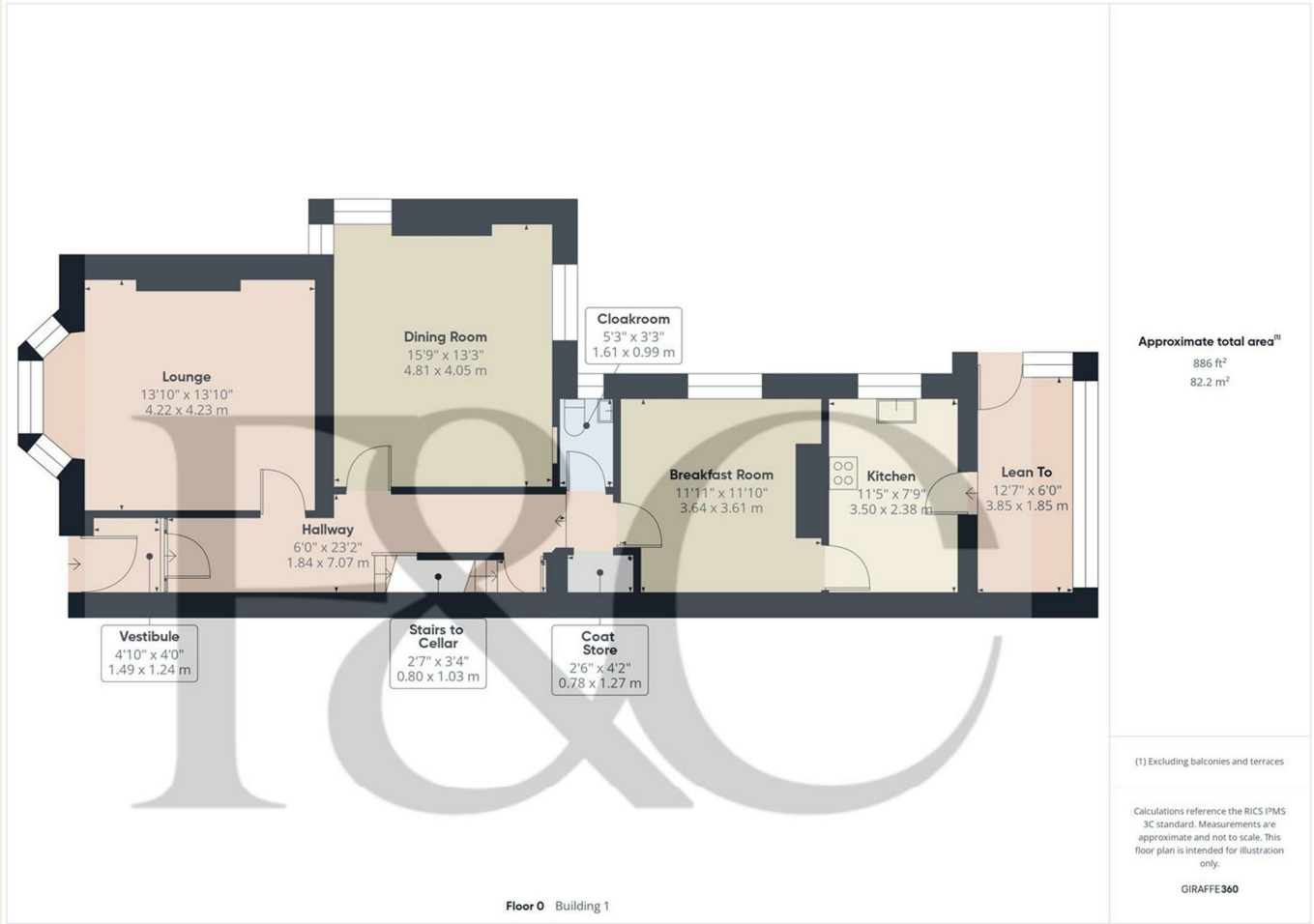


Large Garage/Workshop

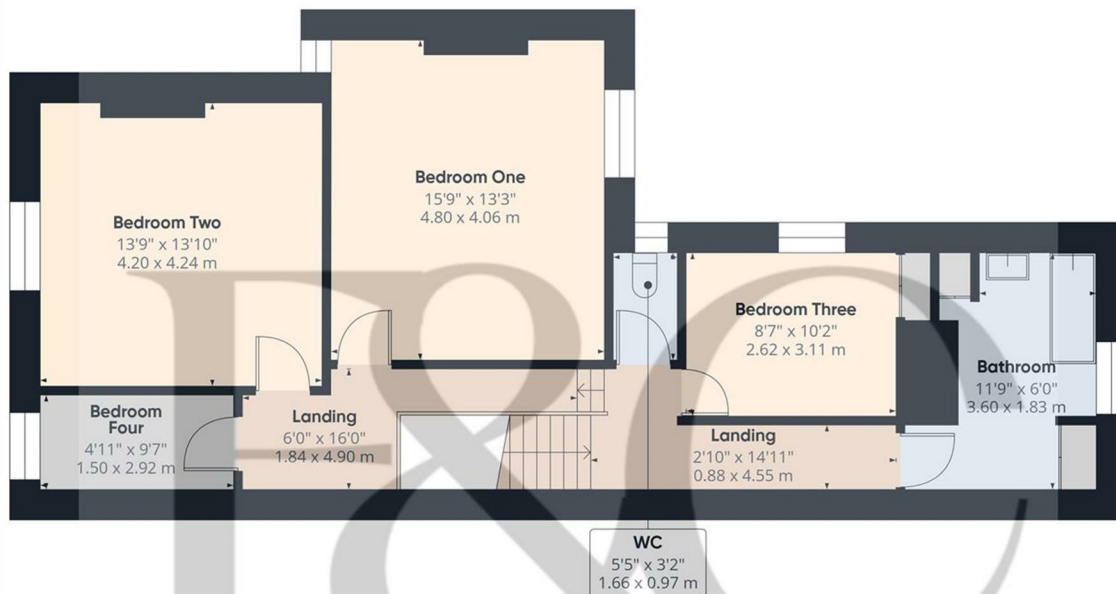
32'5" x 21'2" (9.89 x 6.47)

With power and lighting.

Council Tax Band D



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Approximate total area⁽¹⁾
774 ft²
72 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

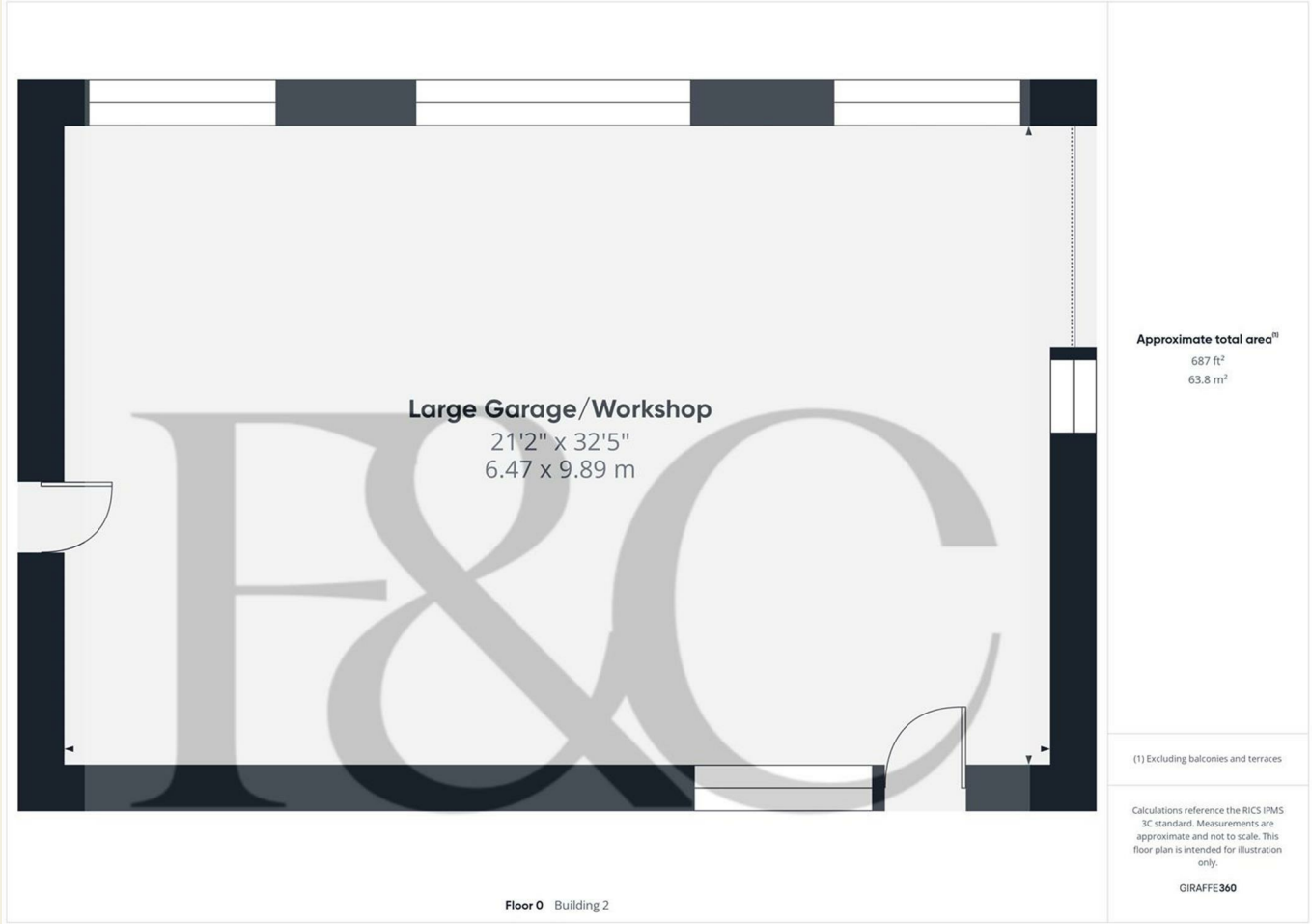
GIRAFFE360

Floor 1 Building 1

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	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78 39	
England & Wales	EU Directive 2002/91/EC	

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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